

HOUSE BILL 281

N1

2lr1895

By: **St. Mary's County Delegation**

Introduced and read first time: January 27, 2012

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **St. Mary's County – Real Property – Exception for Prerequisites to Recording**

3 FOR the purpose of providing that a certain provision of law regarding the transfer of
4 property on the assessment books or records does not apply in St. Mary's
5 County for a certain deed transferring property to the county when the
6 controller or treasurer of the county has made a certain certification; and
7 generally relating to the recordation of transfer of property in St. Mary's
8 County.

9 BY repealing and reenacting, without amendments,
10 Article – Real Property
11 Section 3–104(b)
12 Annotated Code of Maryland
13 (2010 Replacement Volume and 2011 Supplement)

14 BY repealing and reenacting, with amendments,
15 Article – Real Property
16 Section 3–104(c)(3)
17 Annotated Code of Maryland
18 (2010 Replacement Volume and 2011 Supplement)

19 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
20 MARYLAND, That the Laws of Maryland read as follows:

21 **Article – Real Property**

22 3–104.

23 (b) (1) Except as provided in subsection (c) of this section, property may
24 not be transferred on the assessment books or records until:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (i) All public taxes, assessments, and charges currently due and
2 owed on the property have been paid to the treasurer, tax collector, or director of
3 finance of the county in which the property is assessed; and

4 (ii) All taxes on personal property in the county due by the
5 transferor have been paid when all land owned by him in the county is being
6 transferred.

7 (2) The certificate of the collecting agent designated by law, showing
8 that all taxes, assessments, and charges have been paid, shall be endorsed on the
9 deed, and the endorsement shall be sufficient authority for transfer on the assessment
10 books.

11 (3) Except as provided in subsection (c) of this section, in Cecil,
12 Charles, Dorchester, Harford, Howard, Kent, Queen Anne's, Somerset, and St. Mary's
13 counties no property may be transferred on the assessment books or records until (1)
14 all public taxes, assessments, any charges due a municipal corporation, and charges
15 due on the property have been paid as required by law, and (2) all taxes on personal
16 property in the county due by the transferor have been paid when all land owned by
17 him in the county and municipal corporation is being transferred. The certificate of the
18 collecting agent and municipal corporation designated by law showing that all taxes,
19 assessments, and charges have been paid, shall be endorsed on the deed and the
20 endorsement shall be sufficient authority for transfer on the assessment books.

21 (c) (3) Subsection (b) of this section does not apply in Baltimore City and
22 Anne Arundel, Baltimore, Carroll, Frederick, **ST. MARY'S**, or Washington counties to
23 any deed transferring property to the county when the controller or treasurer of the
24 county has certified that the conveyance does not impair the security for any public
25 taxes, assessments, and charges due on the remaining property of the grantor.

26 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
27 October 1, 2012.